

WAYNE, NEBRASKA
MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES
EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS
2003 - 2008

TARGET GROUPS & HOUSING TYPES	Wayne Cedar, Wayne	Program #4	Program #5	Program #6
		Housing Activity - Crisis Respite Care Beds Purpose-Location- Wayne, 13 Supervised Beds. Provide housing of persons with COED SMI who need 24 hour a day supervision.	Housing Activity - 30 Beds Assisted Living Group Quarters Purpose-Location Two buildings with different addresses in Wayne. Housing for 22 - 61 years of age with medical supervision.	Housing Activity - Two Single Family Homes Purpose-Location - New home for Two SMI Couples, one in Wayne and one in Hartington, Nebraska. Both locations will be required access to supportive services, but intended as independent living.
19-21 Years (0%-50% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	1			
Group Residential Beds	2	Potential -Coordination	Potential -Coordination	Potential -Coordination
Residential Units	7	R-Way, Haven House, Wayne Convenient Clinic, Region IV.	R-Way - First Step, City of Wayne, Region IV.	R-Way, Habitat for Humanity City of Wayne
SUBTOTALS (UNITS/BEDS)	10			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	2	Possible Funding Sources	Possible Funding Sources	Possible Funding Sources
Group Residential Beds	4	Gardner Foundation,	Gardner Foundation, Nebraska	HOME Funds, Conventional
Residential Units	32	R-Way / First Step, Nebraska	Affordable Housing Trust Funds,	Financing, Nebraska Affordable
SUBTOTALS (UNITS/BEDS)	38	Affordable Housing Trust Funds,	HOME Funds, Nebraska Homeless	Housing Trust Funds.
TOTALS (UNITS/BEDS)	48	Nebraska Homeless Assistance Program.	Assistance Program.	
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-----	-----	-----
2. Est. Land Requirements	5.86 Acres	.50 Acres	3.0 Acres	0.46 Acres
3. Est. Development Costs	\$3,918,000	\$585,000	\$2,400,000	\$240,000
4. Est. Annual Operating Expenses	\$266,400	\$5,340	\$160,000	\$3,800
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$526,868	\$140,000	\$334,000	\$22,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$257,300	\$67,000	\$158,000	\$11,000

Source: Hanna:Keelan Associates, P.C., 2004